



**Thorntons**   
The right way to move

## 7 Allan Robertson Drive

St Andrews, Fife  
KY16 8EX





## Summary

This semi-detached house boasts two double bedrooms with storage, a shower room, and generous, south-facing spaces for relaxation, dining, and cooking. Additionally, a versatile, converted attic room offers the potential for a third bedroom. A private driveway provides multi-car private parking and the neatly kept gardens are enclosed and south-facing to the rear, with access from inside. The property's quiet residential situation lies on the rural fringes of coastal St Andrews, less than a mile from the centre of town.

Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included.

## Features

- Semi-detached house in desirable St Andrews
- Porch and airy entrance hall
- Spacious living room, open to:
- South-facing sunroom with garden access
- Modern south-facing kitchen with dining area and garden access
- Two double bedrooms with good storage
- Versatile attic room – third bedroom
- Bright shower room
- Attractive easy-upkeep gardens, enclosed and south-facing to the rear
- Multi-car private parking
- Gas central heating and double-glazing



“This two-bedroom home offers sunny and spacious living accommodation, plus a versatile converted attic or third bedroom.”







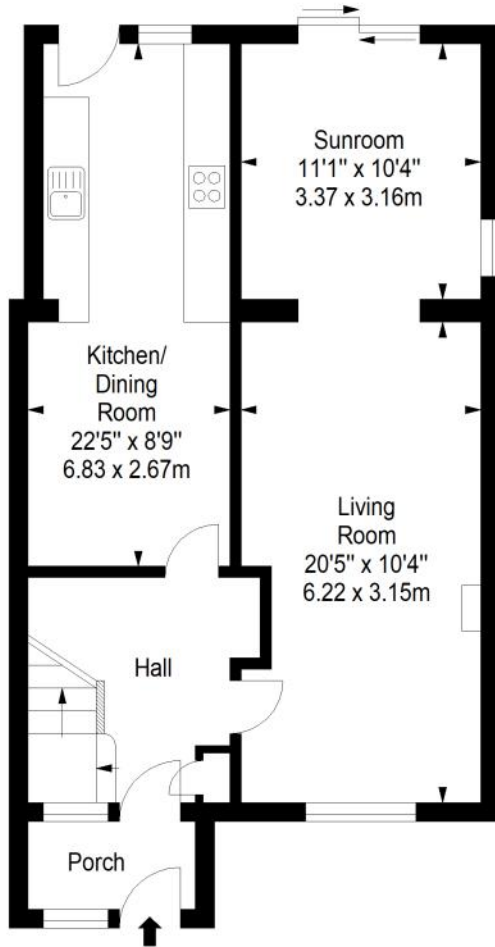
“Completing the property is convenient off-street parking and attractive gardens, enclosed and south-facing to the rear.”



# Floorplan

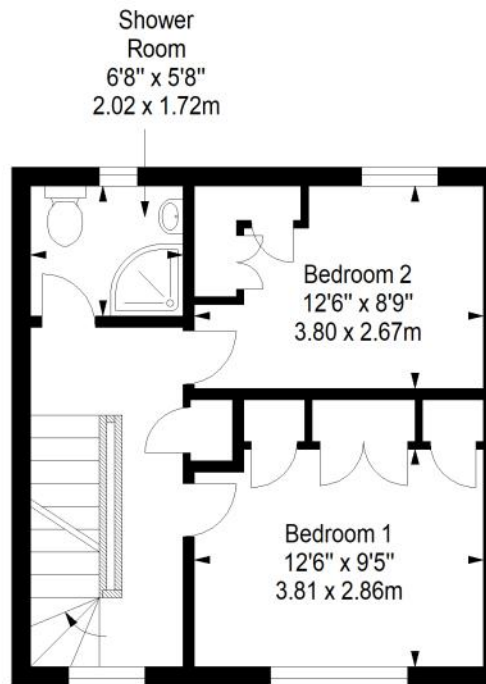
## Ground Floor

Approx. 61.5 sq. metres (662.0 sq. feet)



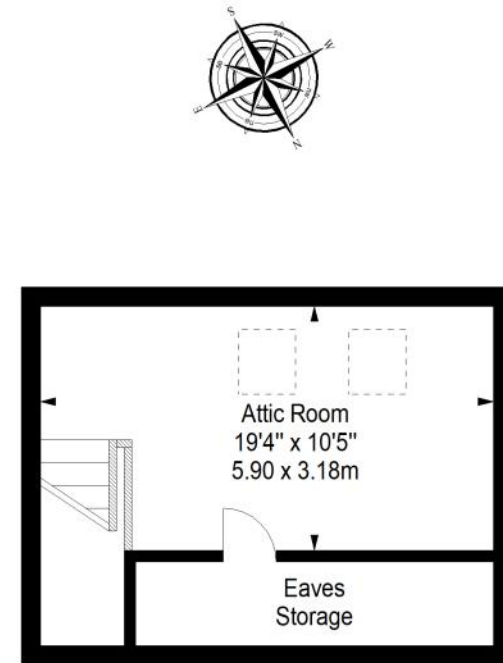
## First Floor

Approx. 37.5 sq. metres (403.7 sq. feet)



## Second Floor

Approx. 26.5 sq. metres (285.2 sq. feet)



Total area: approx. 125.5 sq. metres (1350.9 sq. feet)



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